

# **CROWN HILL REDEVELOPMENT AREA**

Documentation of Conditions,  
Data and Plans Referenced in the  
Crown Hill Redevelopment Area Plan

August 6, 2003

City of Indianapolis  
Division of Planning  
Department of Metropolitan Development

## **CROWN HILL REDEVELOPMENT AREA**

### **SYNOPSIS**

There are 97 vacant lots in the area, equaling a total of 12 acres.

There are 460 vacant housing units in the area, an increase of 67 percent since 1990.

Some form of rehabilitation is required for 187 buildings.

The 2000 Census indicated that 29% of all dwelling units were owner occupied, 51% were renter occupied and 20% were vacant. There was an 18% vacancy rate in single family homes and a 19% overall vacancy rate for all housing in the neighborhood.

There are several obsolete commercial structures along Illinois Street, 30<sup>th</sup> Street, 34<sup>th</sup> Street, and 38th Street.

Population has declined from 5,357 in 1980 to 3,887 in 2000. Housing units have declined from 2,618 to 2,290 in the same time period.

# **CROWN HILL REDEVELOPMENT AREA**

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## **A. BOUNDARIES**

## **CROWN HILL REDEVELOPMENT AREA**

### **BOUNDARIES**

The Crown Hill Redevelopment Area is bounded as shown on MAP 1. The area is located southwest of the intersection of 38<sup>th</sup> and Meridian Streets and is 674 acres in size. The Redevelopment Area is made up of the northern portion of the Crown Hill Neighborhood Association area. Refer to the following description of the Crown Hill Neighborhood on pages A2 and A3.




The verbal description of the boundaries of the Crown Hill Redevelopment Area is as follows:

Starting at the intersection of the east right-of-way line of I-65 and the south right-of-way line of West 30<sup>th</sup> Street, proceed northwest and west along the north right-of-way line of I-65 to the west right-of-way line of Dr. Martin Luther King Jr. Street, north to the north right-of-way line of 38<sup>th</sup> Street, east to the east right-of-way line of Meridian Street, south to the south right-of-way line of West 30<sup>th</sup> Street, west to closing. (Note: I-65 right-of-way is assumed to include excess properties which were acquired due to the curving path of I-65).



## CROWN HILL REDEVELOPMENT AREA

### MAP 1 - BOUNDARY

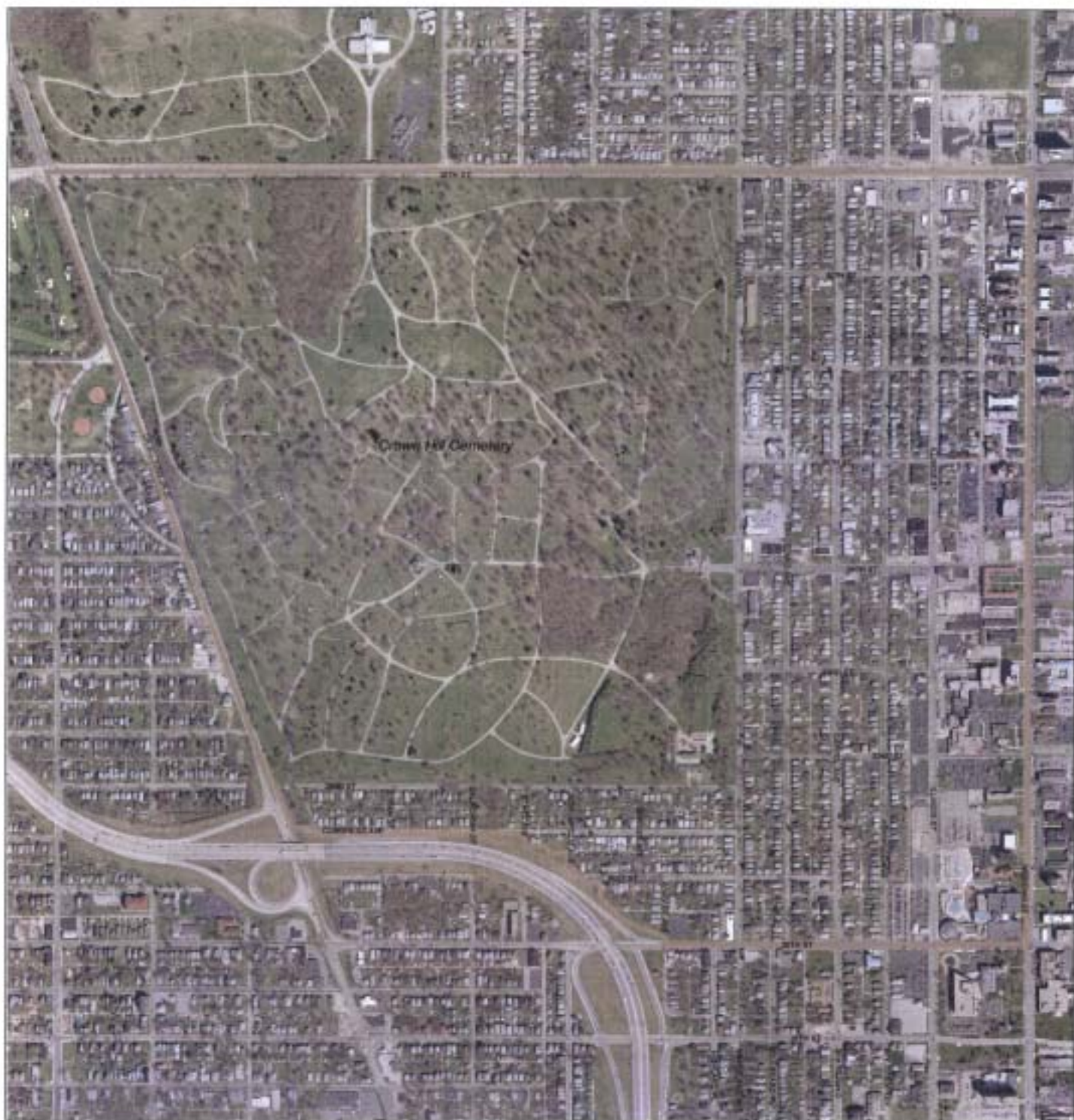
-  BOUNDARY
-  BUILDINGS
-  PARCELS

A2



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AUGUST 6, 2003



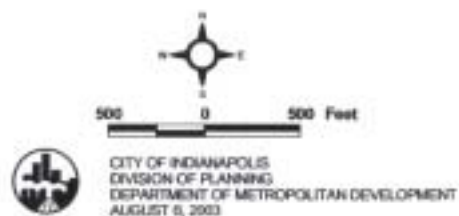


## CROWN HILL REDEVELOPMENT AREA

### AERIAL PHOTOGRAPH

 BOUNDARY

A3



## **B. EXISTING CONDITIONS**



## **CROWN HILL REDEVELOPMENT AREA**

### **EXISTING LAND USE**

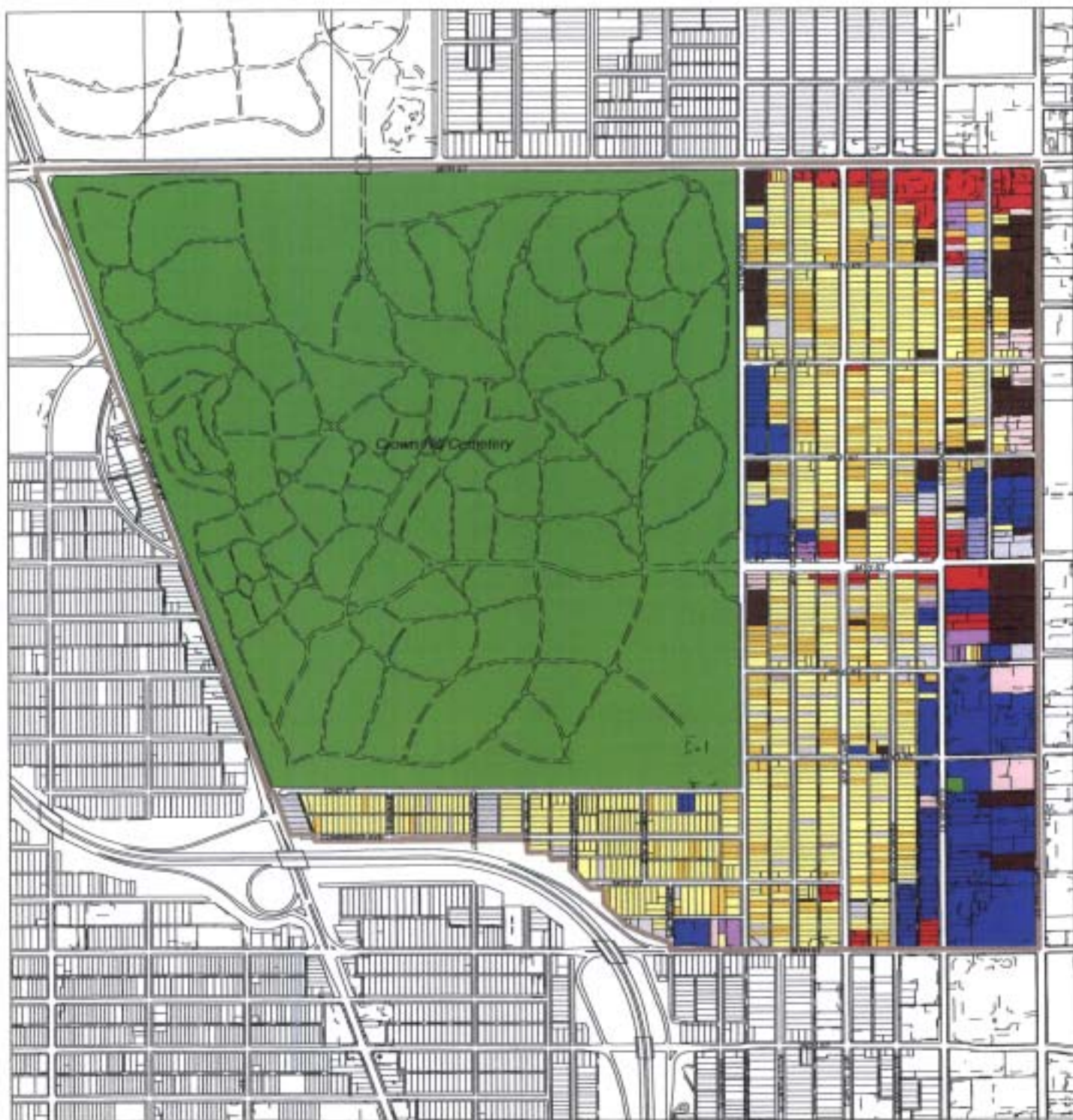
The neighborhood is primarily residential in character, but it includes commercial, retail, service uses, professional offices, the Children's Museum, and Winona Memorial Hospital. The area has fine single family homes, and approximately one-third of all the residential units are in single family homes. Crown Hill Cemetery is considered one of the largest and finest cemeteries in the country.

The Crown Hill neighborhood was primarily developed between 1890 and 1939. The early residents were of German descent and many homes reflect the West European influence. The neighborhood features many amenities; quiet tree lined streets, the historically significant apartment buildings of "Apartment Row" extending from 30th to 38th Street on Meridian Street, the convenience of many professional and commercial enterprises, and easy access to downtown.

The neighborhood has a current population of 3,887 residents housed in 1,830 of the neighborhood's 2,290 dwelling units. The Crown Hill neighborhood is reflective of middle-class 1900 to 1939 architecture. Many of the neighborhood's residents have lived and owned property in the neighborhood for many years.

The great majority of homes are wood frame, one or two-story structures, and were developed along the grid iron subdivision concept attracting homeowners who were not totally dependent upon public transportation. Illinois Street is probably the oldest street in the neighborhood. It began before 1866 as part of the Indianapolis and Westfield Gravel Road, which ran from the Mile Square to the Canal along Illinois and then veered east along the present Westfield Boulevard. 34th Street between Illinois Street and the Crown Hill Cemetery entrance was laid out in the 1860's or 1870's as a boulevard for funeral processions. An esplanade ran in the middle, which explains the unusual width of the street. Thus, both Illinois and 34th Streets pre-date the platting of the residential addition north of Fall Creek.

The residential areas are almost exclusively low density; single family and duplex dwelling units and comprise 123 acres of the 139 acres devoted to residential uses. The owner occupancy rate for the area is 29 percent. SEE MAP 4.



## CROWN HILL REDEVELOPMENT AREA

### MAP 2 - EXISTING LAND USE

- BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- PUBLIC/SEMI PUBLIC
- TWO-FAMILY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- COMMERCIAL OFFICE
- COMMERCIAL RETAIL AND SERVICE
- LIGHT INDUSTRIAL
- SURFACE PARKING
- PARKS AND OPEN SPACE
- VACANT LOT

B2



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AUGUST 6, 2003

## **CROWN HILL REDEVELOPMENT AREA**

### **BUILDING CONDITIONS**

#### **FIELD DATA (Spring 2002)**

There are 1,253 parcels with primary structures (garages, storage buildings, etc. excluded) in the Crown Hill Redevelopment Area. Of these structures, 34 percent are in excellent condition. There are 460 vacant housing units and 97 vacant lots. SEE MAP 3.

Building Condition of Primary Structures	Number of Parcels	Percent of Total
Excellent	420	34
Needs Superficial Repair	646	52
Needs Minor Rehabilitation	181	14
Needs Major Rehabilitation	1	Less than 1
Dilapidated	5	Less than 1
TOTAL	1,253	100

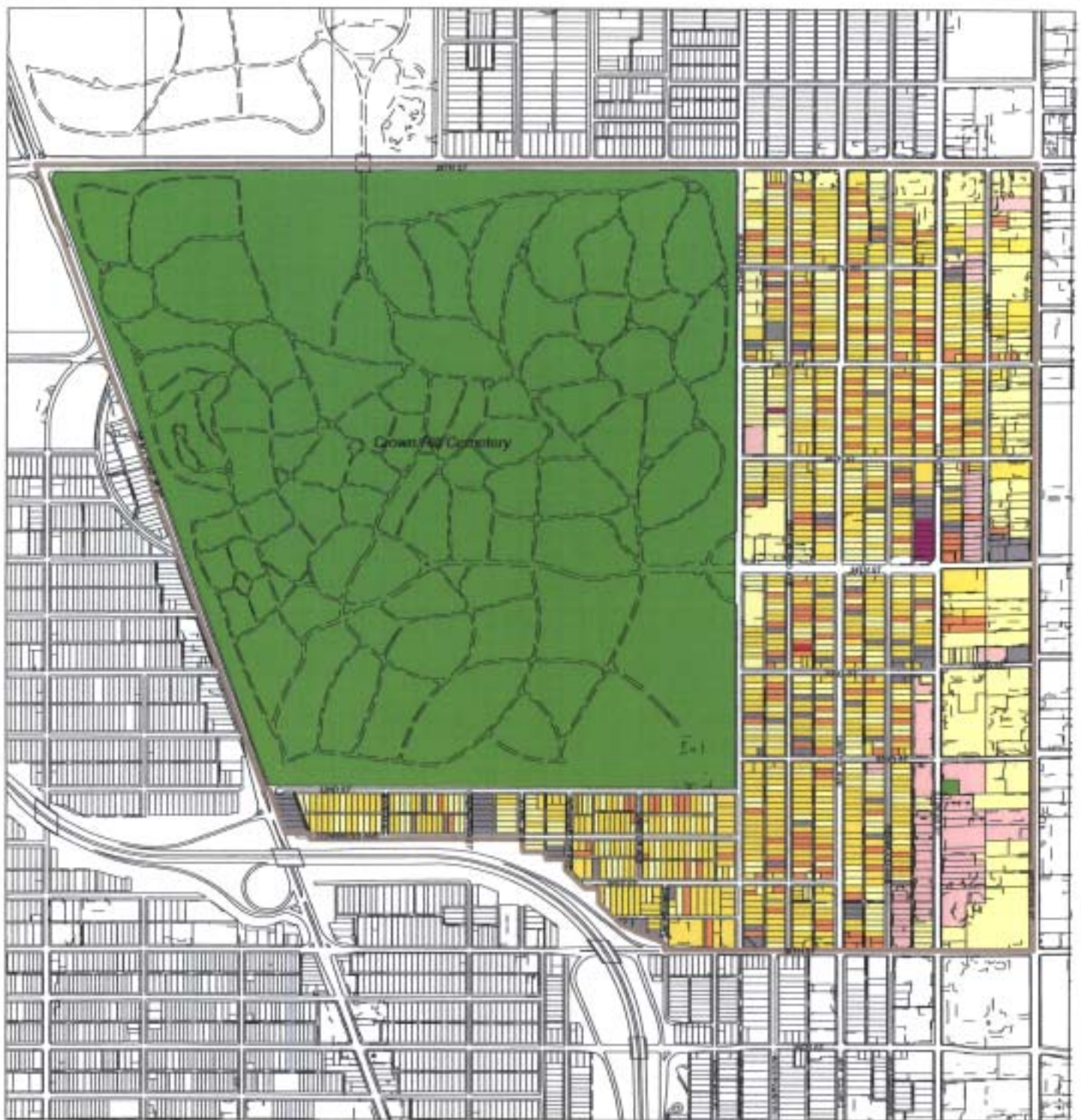
## **CROWN HILL REDEVELOPMENT AREA**

### **BUILDING CONDITION DEFINITIONS**

Each primary structure was rated in one of five possible categories:

1. Excellent Condition; no rehabilitation necessary. The structure needs no attention in the form of paint or repairs;
2. Need of Superficial Repairs; a) exterior walls - peeling paint on less than 50% of the structure, b) windows, sashes, door frames - missing storm inserts, missing or torn screens;
3. Minor Rehabilitation Required; a) exterior walls - peeling paint on more than 50% of the structure, b) foundation - small cracks (hairline), c) roof - loose or missing shingles, obvious wear, d) windows, sashes, door frames - cracked glass, missing storm inserts, e) chimney - small cracks, f) gutters, downspouts - rusty, peeling paint, dents, g) porch - small cracks;
4. Major Rehabilitation Required; a) settling or crumbling foundations, b) leaning walls or chimneys, c) sagging roof, d) extensive rotting of wood, e) loose masonry, f) doors or windows missing, g) minor fire damage; and,
5. Dilapidated; a) exterior walls - leaning or bulging, large holes, rotting and missing material, b) foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb, c) roof - extreme sagging, warping, rotting material, large holes, d) windows - sashes, door frames - broken or missing glass, boarded windows, rotted or rusted materials, distorted frames, e) chimney - leaning, missing bricks, missing or collapsed portions, rusted flashing, missing mortar, f) gutters, downspouts - rusted or rotted material, holes, sagging, missing sections or completely absent, g) porch - rails or banisters missing, floor collapsed, separation (pulling away) from main structure, missing sections.



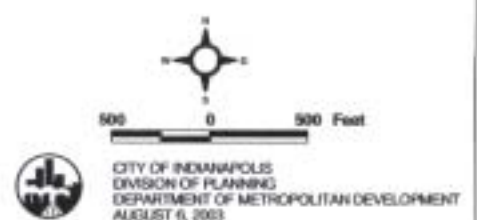


## CROWN HILL REDEVELOPMENT AREA

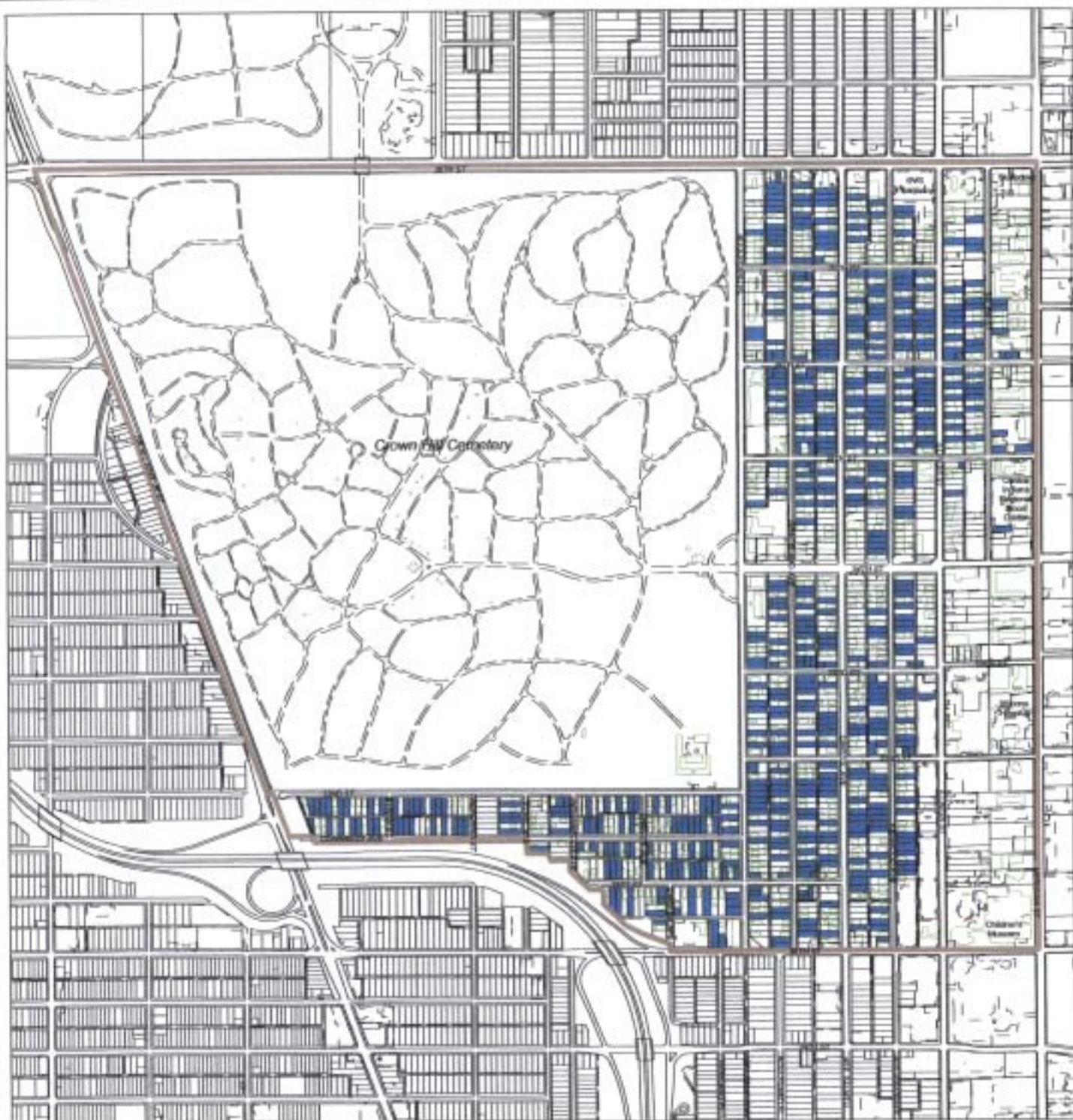
### MAP 3 - BUILDING CONDITIONS



B5







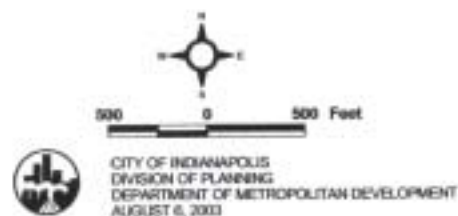
## CROWN HILL REDEVELOPMENT AREA

### MAP 4 - OWNER OCCUPANCY

MAP DERIVED FROM ASSESSOR'S RECORDS.  
NON MULTI-FAMILY PROPERTY WITH A RESIDENTIAL  
LAND USE CODE AND THE SAME ADDRESS AS THE  
BILLING ADDRESS WAS ASSUMED TO BE OWNER OCCUPIED.

BOUNDARY  
OWNER OCCUPIED

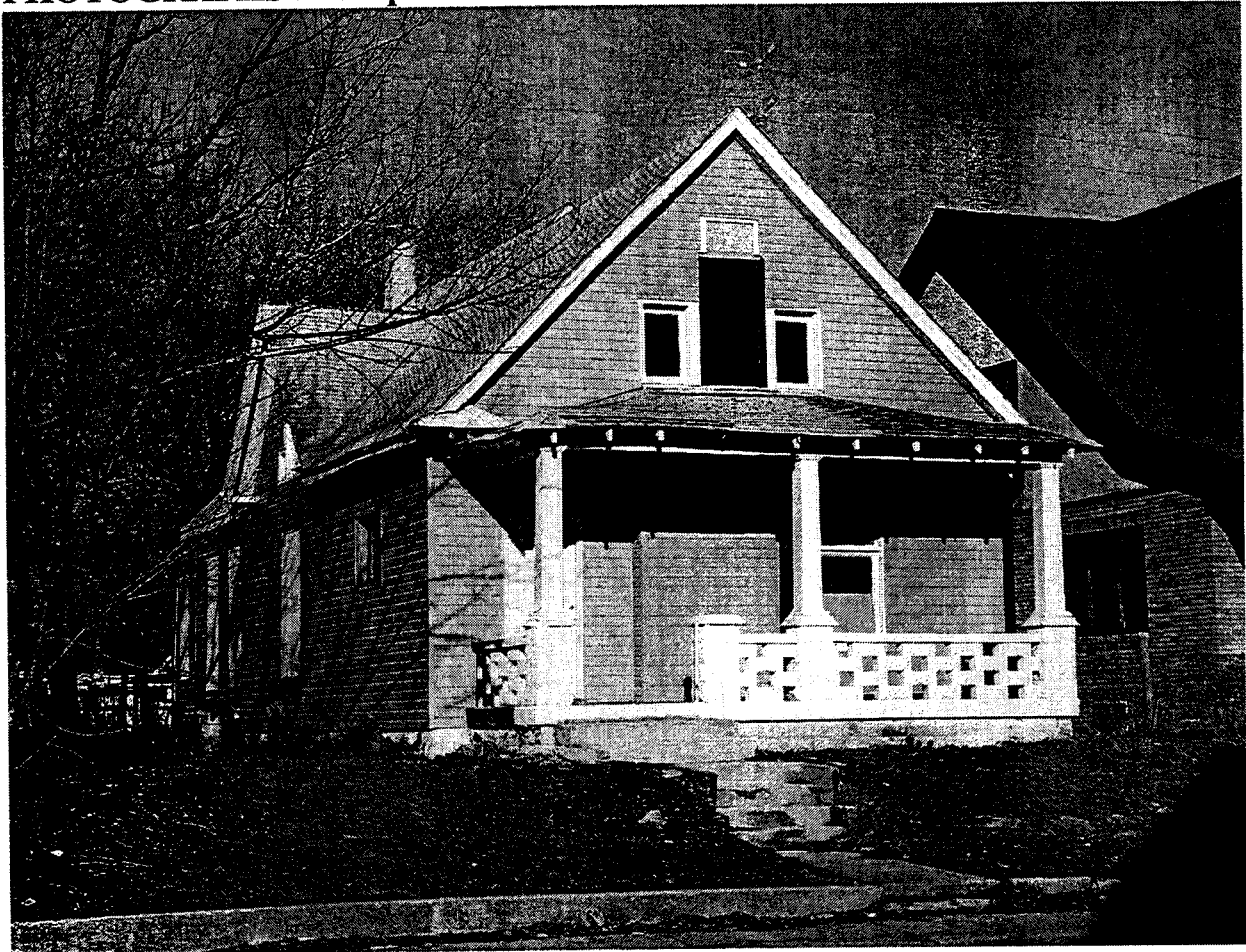
B6





## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**1. VACANT AND BOARDED HOUSE**  
**3200 block of Capitol Avenue**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**2. VACANT HOUSE**  
**3100 block of Capitol Avenue**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**5. VACANT AND BOARDED HOUSE**  
**3400 block of Graceland Avenue**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**6. VACANT/UNDERUTILIZED LAND**  
**3600 block of Graceland Avenue**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**

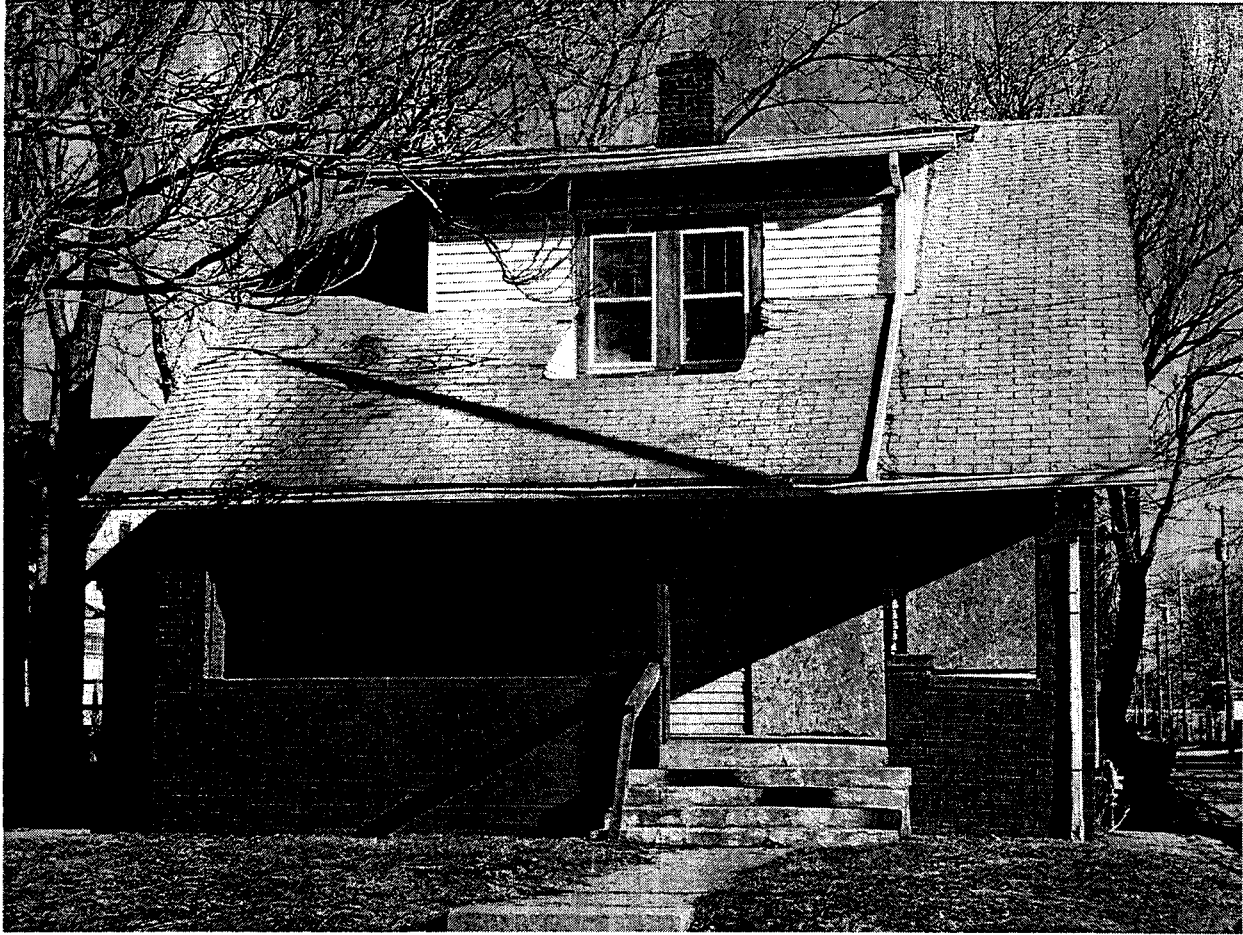


**7. VACANT AND BOARDED HOUSE**  
**200 block of West 36<sup>th</sup> Street**



## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**8. VACANT AND BOARDED HOUSE**  
**100 Block of West 36th Street**



## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**9. VACANT/UNDERUTILIZED LAND**  
First block of West 33rd Street

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**10. VACANT AND BOARDED HOUSE**  
**100 block of West 33rd Street**

## **CROWN HILL REDEVELOPMENT AREA**

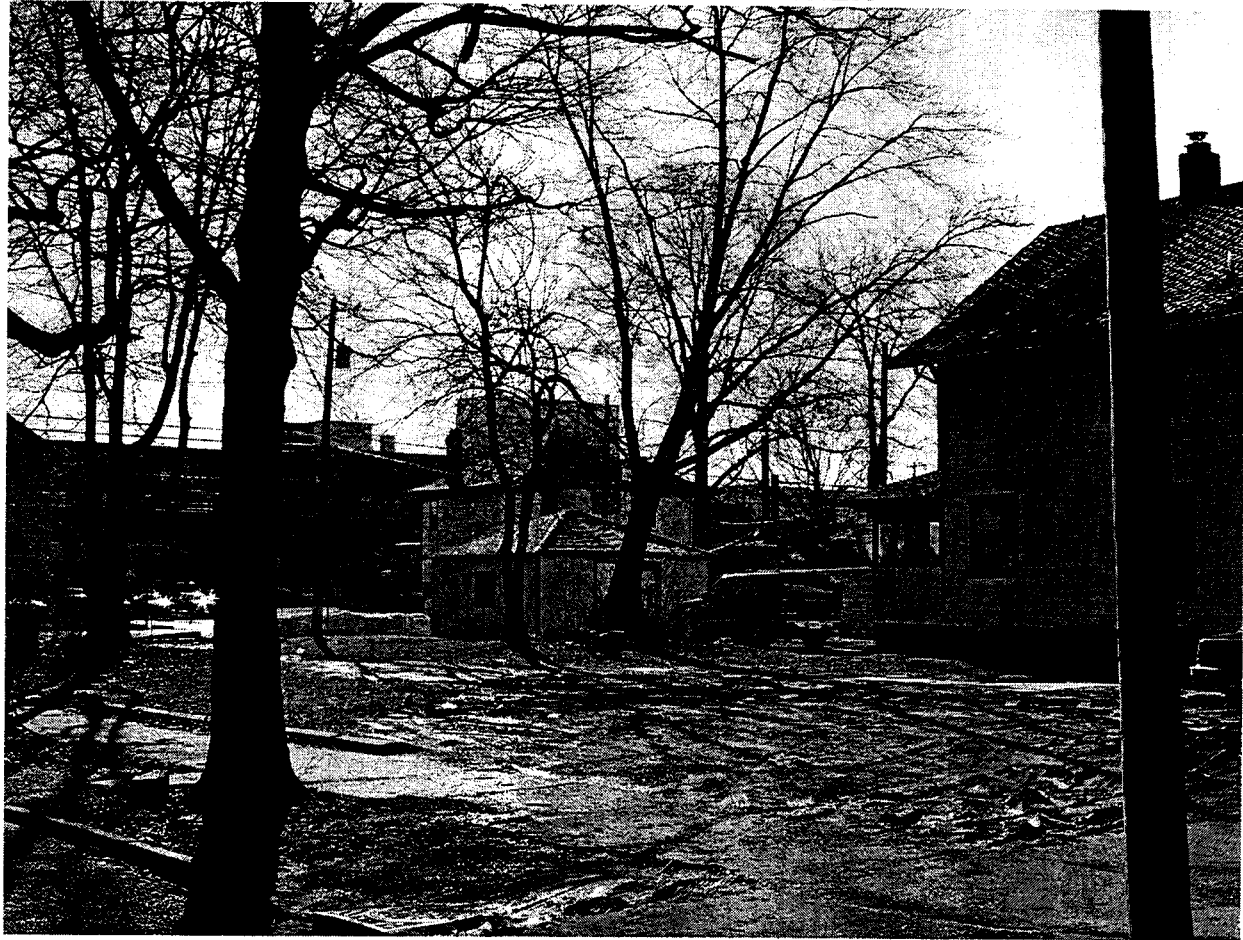
### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**11. VACANT HOUSE**  
**3300 block of Kenwood Avenue**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Deterioration and Obsolescence**



**12. VACANT/UNDERUTILIZED LAND**  
**3200 block of Kenwood Avenue**

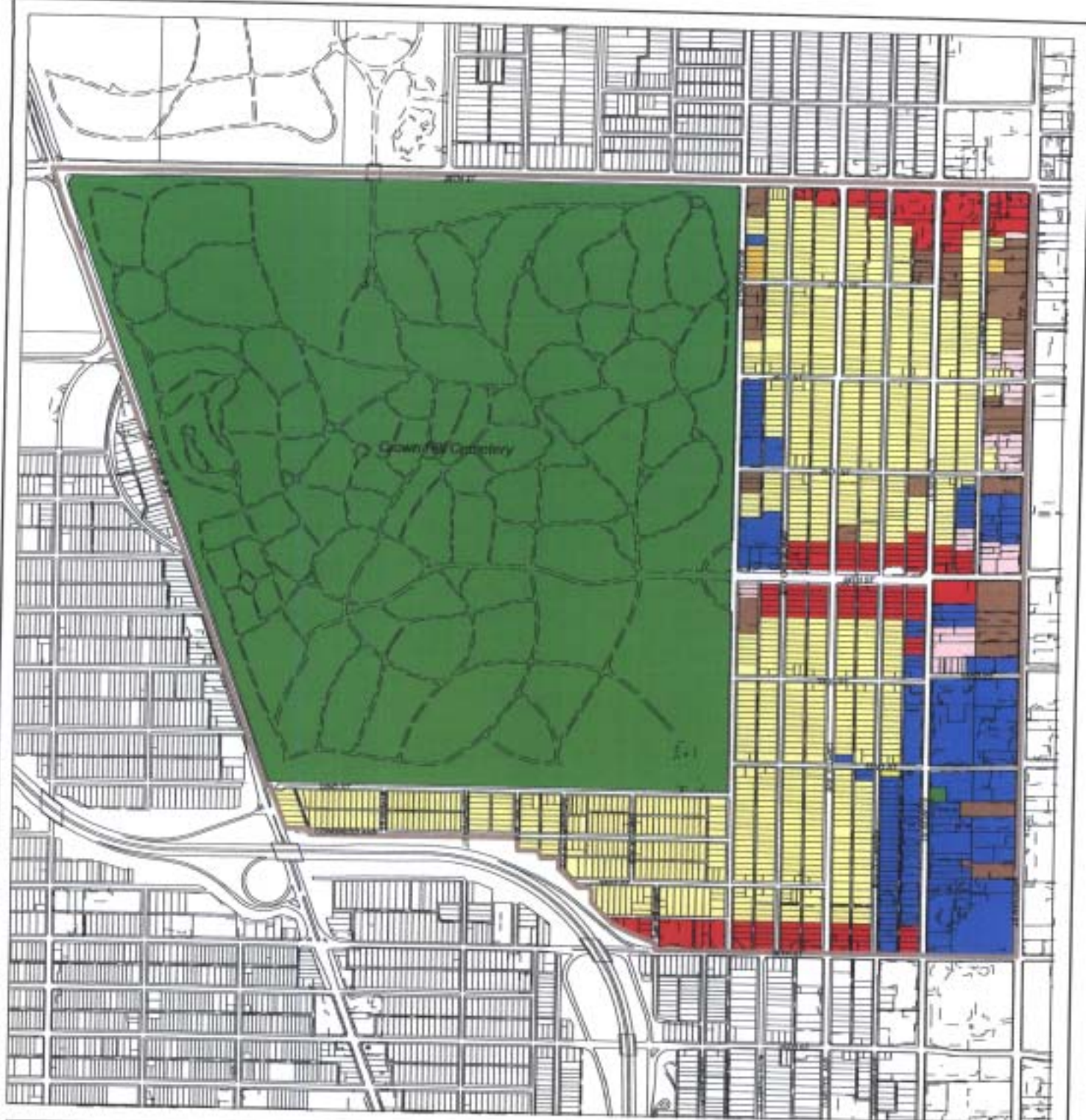
## **C. LAND USE PLAN**

## **CROWN HILL REDEVELOPMENT AREA**

### **PROPOSED LAND USE**

The Proposed Land Use Plan (MAP 5) for the Crown Hill Redevelopment Area is taken from the Crown Hill Neighborhood Plan which was adopted by the Metropolitan Development Commission on October 16, 2002. Outside of Crown Hill Cemetery, which is approximately 375 acres, the predominant land use proposed in the neighborhood plan is single family housing. The plan shows retail commercial land use concentrated on 30<sup>th</sup>, 34<sup>th</sup>, and 38<sup>th</sup> Streets. Meridian Street is proposed to continue to be a concentration of office, apartment, and institutional uses.





# **CROWN HILL REDEVELOPMENT AREA**

## **MAP 5 - PROPOSED LAND USE**

- BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL OFFICE
- COMMERCIAL RETAIL AND SERVICE
- PUBLIC/SEMI-PUBLIC
- PARKS AND OPEN SPACE

C2



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## **CROWN HILL REDEVELOPMENT AREA**

### **HISTORIC RESOURCES**

The area contains three historically significant places identified as "notable", (suffix "N" on MAP 6) or "outstanding", (suffix "O" on MAP 6), in the July 1991 *Center Township, Marion County, Indiana Historic Sites and Structures Inventory* (Interim Report) prepared by Historic Landmarks Foundation of Indiana and the Indiana Department of Natural Resources/Division of Historic Preservation and Archaeology.

National Register of Historic Places properties in the area are Crown Hill Cemetery, the Schnull-Rauch House at 3050 North Meridian Street, the Dentzel Carousel at the Children's Museum, and the Alfred M. Glossbrenner Mansion at 3202 North Meridian Street.

The Shortridge - Meridian Street Apartments Historic District, a National Register District, includes properties on the west side of Meridian Street roughly between 34<sup>th</sup> and 38<sup>th</sup> Streets. In addition, many of the properties on the west side of Meridian Street between 30<sup>th</sup> and 34<sup>th</sup> Streets are considered eligible for National Register nomination.





## CROWN HILL REDEVELOPMENT AREA

### MAP 6 - HISTORIC RESOURCES

BOUNDARY

#### HISTORIC SITES

1. Alfred M. Glossbrenner Mansion
2. Apartment Building
3. Crown Hill Cemetery
4. Dentzel Carousel
5. Merchants National Bank
6. Ritz Theater
7. Schnull-Rauch House

#### NATIONAL REGISTER HISTORIC DISTRICTS

CROWN HILL CEMETERY

SHORTRIDGE - MERIDIAN STREET APARTMENTS  
HISTORIC DISTRICT

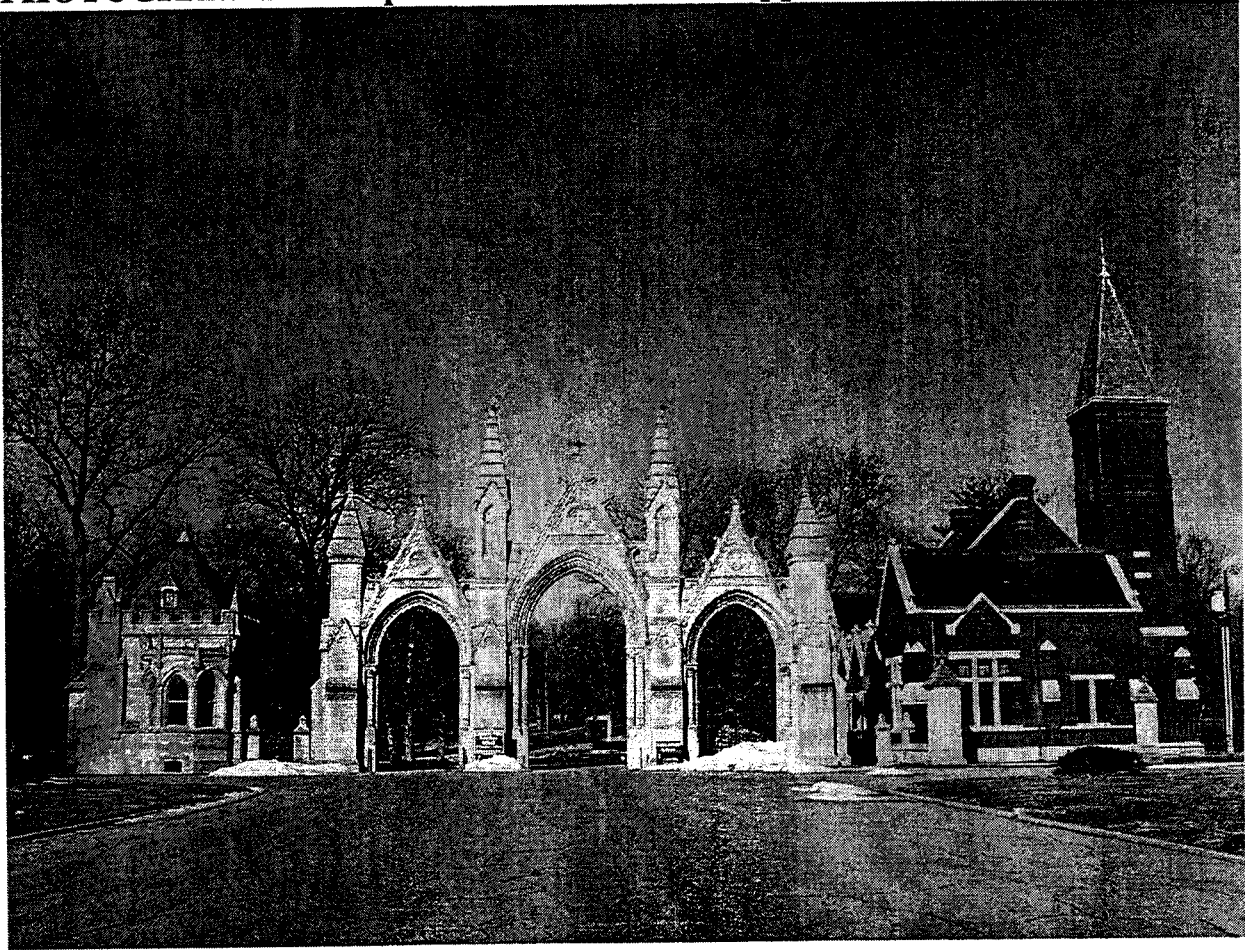
C4



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AUGUST 6, 2003

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Resources and Opportunities**



**1. CROWN HILL CEMETERY**  
**3400 Boulevard Place**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Resources and Opportunities**



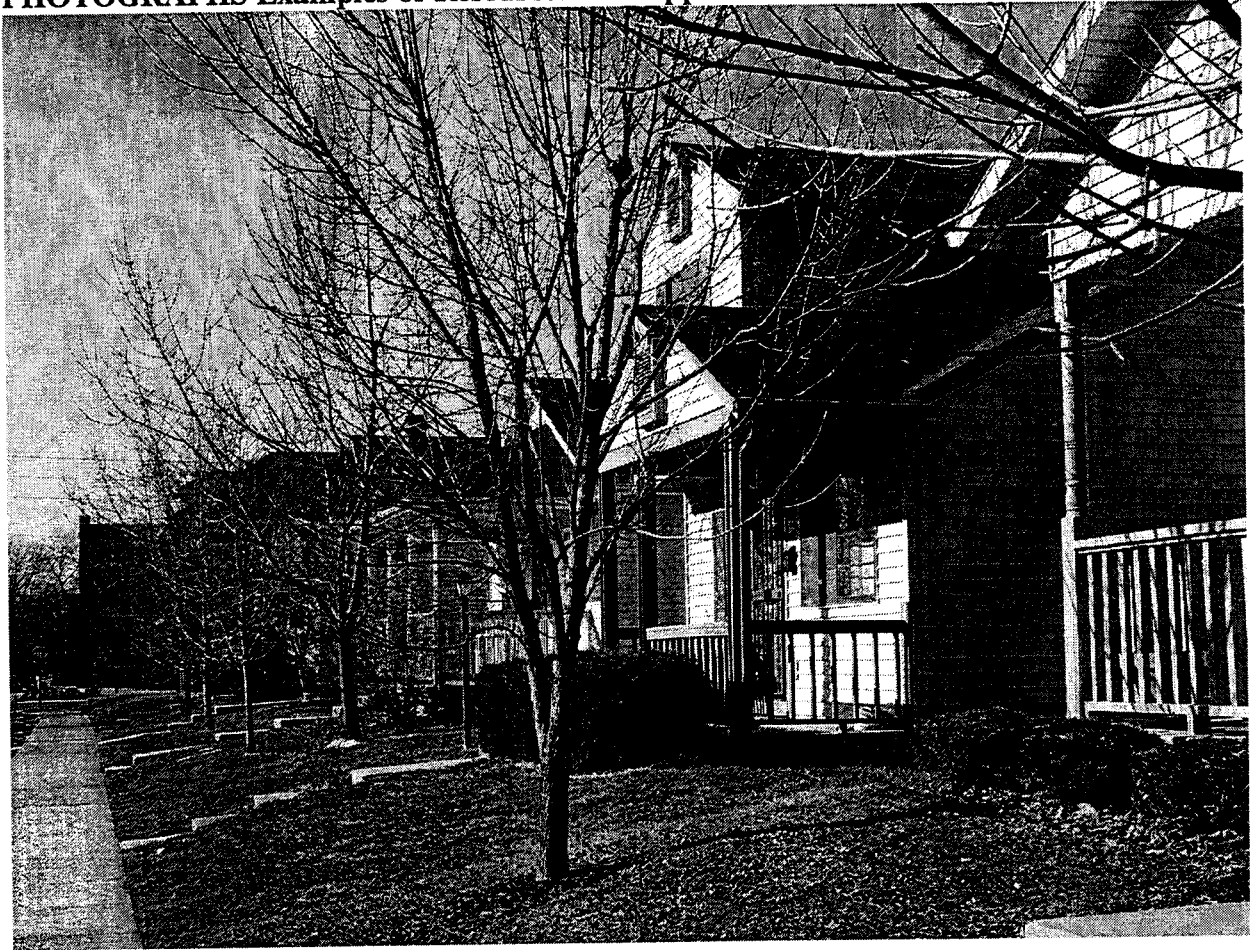
#### **2. CHURCHES**

**Mount Zion Baptist Church  
3500 North Graceland Avenue**



## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Resources and Opportunities**

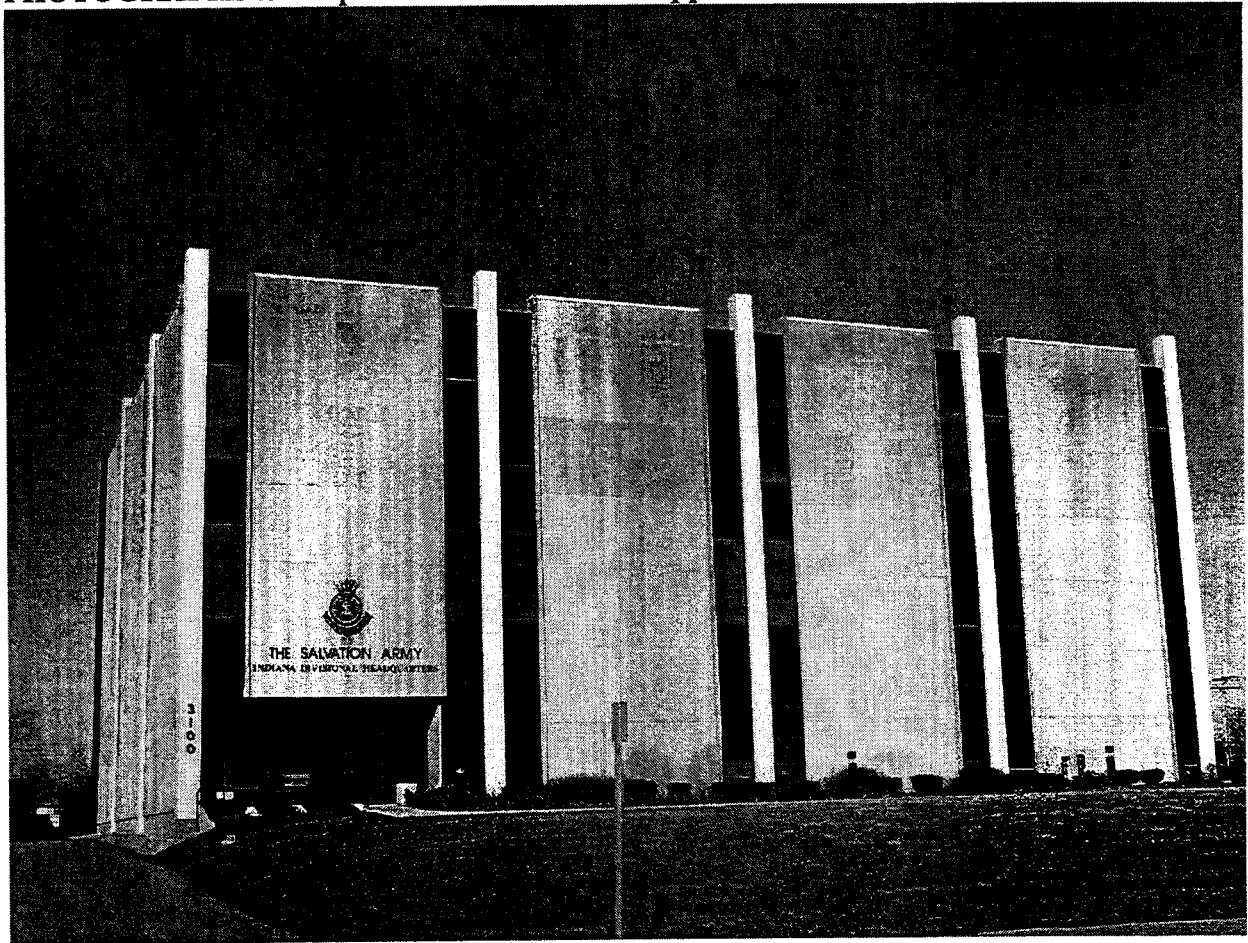


**3. NEW HOUSES**  
**3000 block of North Illinois Street**



## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Resources and Opportunities**



#### **4. MERIDIAN STREET OFFICE BUILDINGS**

**The Salvation Army Divisional Headquarters  
3100 North Meridian Street**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Resources and Opportunities**

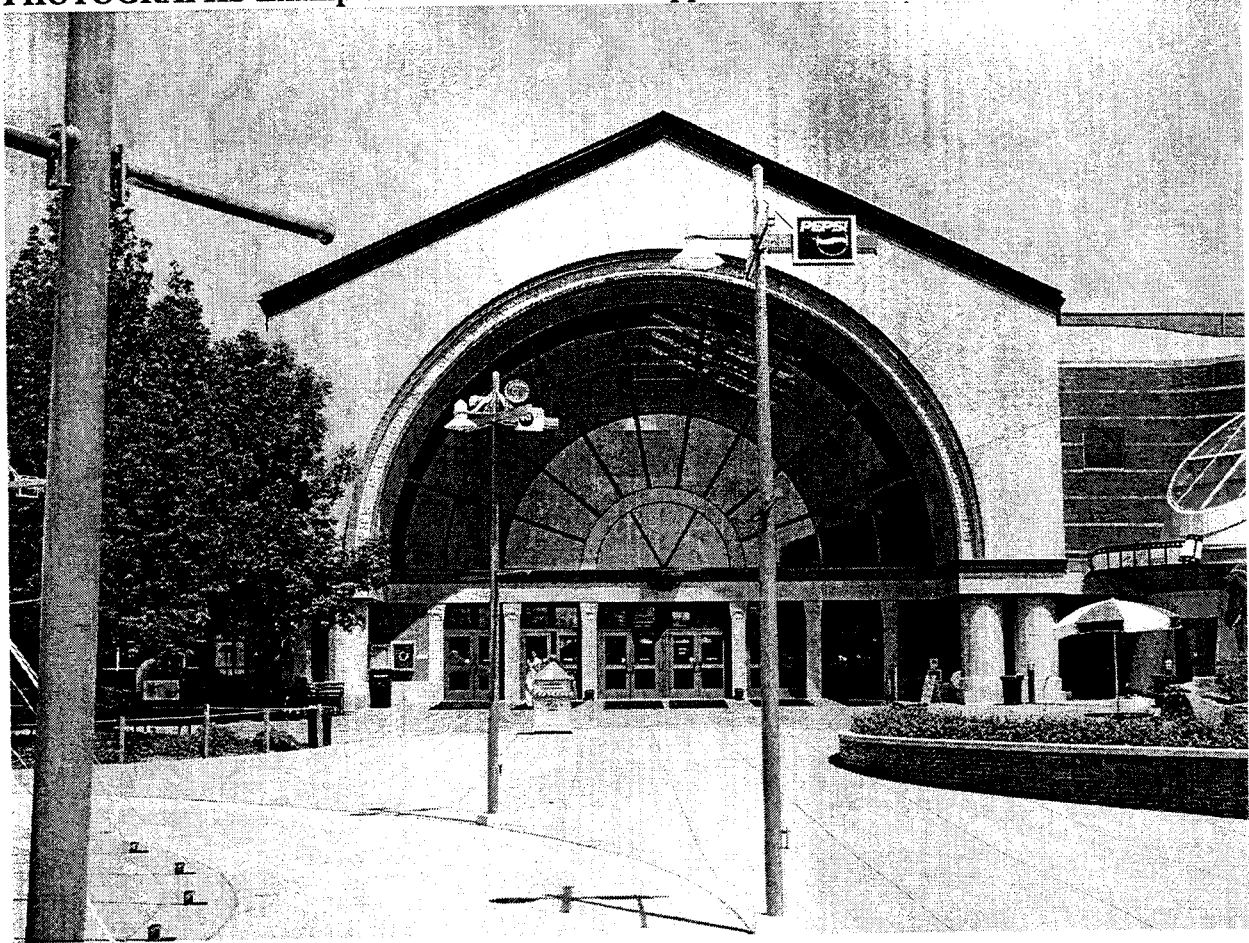


#### **5. MERIDIAN STREET HISTORIC APARTMENT BUILDINGS**

**The Drake Apartments  
3060 North Meridian Street**

## **CROWN HILL REDEVELOPMENT AREA**

### **PHOTOGRAPHS Examples of Resources and Opportunities**



**6. THE CHILDREN'S MUSEUM**  
**3000 North Meridian Street**

## **D. DEMOGRAPHIC DATA**

## CROWN HILL REDEVELOPMENT AREA

### CHANGE IN POPULATION AND HOUSING UNITS

MAPS 7 and 8 show change in housing units and population for blocks in the Crown Hill Redevelopment Area for 1980-2000. The table below compares 1980, 1990 and 2000 information for the same area with figures for Center Township and Marion County.

It is important to note that the number of persons per household for both Marion County and Center Township has declined in the thirty year time period accounting for some of the population loss.

POPULATION						
	Marion County		Center Township		Redevelopment Area	
Census Year	Number of People	Percent Change in 10 Years	Number of People	Percent Change in 10 Years	Number of People	Percent Change in 10 Years
1980	765,233	-3	208,624	-24	5,357	-16
1990	797,159	+4	182,140	-13	4,864	-9
2000	860,454	+8	167,055	-8	3,887	-20

HOUSING UNITS						
	Marion County		Center Township		Redevelopment Area	
Census Year	Number of Housing Units	Percent Change in 10 Years	Number of Housing Units	Percent Change in 10 Years	Number of Housing Units	Percent Change in 10 Years
1980	309,557	+15	86,606	-14	2,618	-6
1990	349,403	+13	81,667	-6	2,446	-7
2000	387,183	+15	78,325	-4	2,290	-6



PERSONS PER HOUSEHOLD			
Census Year	Marion County	Center Township	Redevelopment Area
1980	2.63	2.69	2.34
1990	2.45	2.52	2.36
2000	2.39	2.40	2.12

PERCENT OF HOUSING THAT IS VACANT			
Census Year	Marion County	Center Township	Redevelopment Area
1980	7.85	12.46	12.68
1990	8.57	13.96	11.28
2000	9.04	15.51	20.13

## CROWN HILL REDEVELOPMENT AREA

### CRIME DATA

Crime statistics are reported by the Indianapolis Police Department for 2001 and 2002. The following chart shows crime for these years based on information from the Indianapolis Police Department Unified Crime Reporting Statistics. The rate in Crown Hill per 100 residents in 2001 was 7.85 compared to 7.88 for the Indianapolis Department service district. The rate per 100 residents in 2002 was 7.45 compared to 7.74 for the Indianapolis Police Department service district.

#### INDIANAPOLIS POLICE DEPARTMENT 2001 UNIFIED CRIME REPORTING (UCR) STATISTICS CROWN HILL REDEVELOPMENT AREA

Type of Crime	Crown Hill Number of Crimes 2001	Crown Hill Rate per 100 Population	IPD Number of Crimes 2001	IPD Rate per 100 Population
Homicide	5	.13	90	.03
Rape	1	.03	262	.07
Aggravated Assault	69	1.77	3,953	1.12
Robbery	50	1.28	2,118	.60
Larceny (All)	43	1.10	11,807	3.34
Vehicle Theft	70	1.80	4,165	1.18
Burglary	68	1.74	5,431	1.54
<b>Totals</b>	<b>306</b>	<b>7.85</b>	<b>27,826</b>	<b>7.88</b>
Population	3,887	-----	353,014	-----

## CROWN HILL REDEVELOPMENT AREA

### CRIME DATA

INDIANAPOLIS POLICE DEPARTMENT  
2002 UNIFIED CRIME REPORTING (UCR) STATISTICS  
CROWN HILL REDEVELOPMENT AREA

Type of Crime	Crown Hill Number of Crimes 2002	Crown Hill Rate per 100 Pop.	IPD Number of Crimes 2002	IPD Rate per 100 Pop.
Homicide	1	.03	81	.02
Rape	0	0	260	.07
Aggravated Assault	77	1.97	3,895	1.10
Robbery	31	.80	2,071	.59
Larceny (All)	49	1.26	11,492	3.26
Vehicle Theft	53	1.36	3,788	1.07
Burglary	79	2.03	5,739	1.63
<b>Totals</b>	<b>290</b>	<b>7.45</b>	<b>27,326</b>	<b>7.74</b>
Population	3,887	-----	353,014	-----

## CROWN HILL REDEVELOPMENT AREA

### DEMOGRAPHIC DATA

The following table contains 1990 and 2000 Census data for the Crown Hill Redevelopment Area.

General Information	1990	2000
Total Population	4,864	3,887
Persons Per Acre	6.9	5.5
Total Households	2,059	1,830
<b>Race</b>		
White	6%	8%
Black	92%	91%
American Indian & Alaskan Native	0%	0%
Asian, Hawaiian & Pacific Islander	2%	2%
Hispanic Origin	0.8%	0.8%
<b>Age of Population</b>		
Age 0 to 17	1,082	970
Age 18 to 64	2,872	2,366
Age 65 and Older	910	551
<b>Housing Information</b>		
Total Dwelling Units	2,446	2,290
Occupied Units	2,170	1,830
Vacant Units	276	460
Owner Occupancy Rate	30%	29%

The following report which presents 1990<sup>1</sup> Census data for the area in a narrative format is also included:

User Defined Areas Program - UNWA- Crown Hill Subarea

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<sup>1</sup> A 2000 Census report is not available at this time.

# **USER-DEFINED AREAS PROGRAM**

## **NARRATIVE PROFILE**

**INDIANAPOLIS-MARION COUNTY  
UNWA-CROWN HILL SUBAREA**



# BUREAU OF THE CENSUS USER-DEFINED AREAS PROGRAM

## NARRATIVE PROFILE OF INDIANAPOLIS-MARION COUNTY UNWA-CROWN HILL SUBAREA

### INTRODUCTION

The following profile is a standardized, computer produced narrative based on the results of the 1990 Census of Population and Housing. Each profile highlights general population and housing characteristics for each User-Defined Area (UDA).

UNWA-CROWN HILL SUBAREA is one of the User-Defined Areas in the User-Defined Publication Area (UDPA) of INDIANAPOLIS-MARION COUNTY. The term "User-Defined Publication Area" used in the narrative refers to the total geographic area within which a set of "User-Defined Areas" was defined for this program. Please refer to the product maps accompanying this set of profiles for exact boundaries of the User Defined Areas and the User-Defined Publication Area.

Each section of the profile contains a brief description of possible uses of the data. The uses described are illustrative and not intended to be exhaustive. A separate text that is part of your product package will provide you with more complete explanations and definitions of the various terms used in this profile and in the tables.

The data presented in this profile are estimates derived from the sample component of the 1990 census and may differ slightly for those variables also available from the 100-percent enumeration.

The sample data are subject to both sampling and nonsampling error. The number shown in parentheses is equal to 1.6 times the standard error of the estimate. This gives the 90-percent confidence interval when added to and subtracted from the estimate. A complete discussion of confidence intervals and standard errors is in the text of your product package.

### GENERAL AND FAMILY CHARACTERISTICS: 1990 (TABLE 1)

According to the census, 4,864 ( $\pm 26.3$ ) persons lived in UNWA-CROWN HILL SUBAREA on April 1, 1990. They comprised 1 ( $\pm 2$ ) percent of the total population of 797,159 ( $\pm 26.3$ ) in INDIANAPOLIS-MARION COUNTY.

#### Age

The age structure of the population is an important component in the demographic analysis of the size, structure, and growth of the population. The information is essential for determining the needs of specific age groups in the population.

Among the 4,864 ( $\pm 26.3$ ) persons in UNWA-CROWN HILL SUBAREA, 22 ( $\pm 2.6$ ) percent, or 1,082 ( $\pm 128.0$ ), were under 18 years and 19 ( $\pm 2.5$ ) percent, or 910 ( $\pm 120.1$ ), were 65 years and over. In INDIANAPOLIS-MARION COUNTY, 26 ( $\pm 2$ ) percent were under 18 years and 12 ( $\pm 2$ ) percent were 65 years and over. The median age (half of the persons had ages below and half had ages above the median figure) in the UDA was 33.3 (30.8-35.7) years compared to 31.9 (31.4-31.6) years in INDIANAPOLIS-MARION COUNTY.

The median age of females in the UDA was 39.8 (33.5-43.5) years compared to 33.0 (32.3-32.5) years in INDIANAPOLIS-MARION COUNTY. The median age of males was 29.4 (26.9-31.7) years compared to 30.8 (30.5-30.8) years in INDIANAPOLIS-MARION COUNTY.

### Household Type and Relationship

Data on household type and relationship are important for understanding household composition and for identifying changes in household structure over time, such as increases in one-person households and one-parent families.

A household includes all persons who occupy a housing unit. Persons per household is a measure obtained by dividing the number of persons in households by the number of households (householders) in the UDA. A family household consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. Of the 4,864 ( $\pm 26.3$ ) persons in UNWA-CROWN HILL SUBAREA, 97 ( $\pm 1.2$ ) percent lived in households, 3 ( $\pm 1.2$ ) percent lived in institutions, and 0 ( $\pm .9$ ) percent lived in noninstitutional group quarters.

The average was 2.30 ( $\pm 2.18$ ) persons per household in the 2,059 ( $\pm 79.7$ ) households in the UDA. Of the total households, 1,004 ( $\pm 107.4$ ), or 49 ( $\pm 5.3$ ) percent, were family households and 1,055 ( $\pm 108.1$ ) or 51 ( $\pm 5.3$ ) percent were nonfamily households. The average was 3.47 ( $\pm 2.54$ ) persons per family in the 1,004 ( $\pm 107.4$ ) family households in the UDA.

Among persons 65 years and over, 87 ( $\pm 5.3$ ) percent lived in households, 13 ( $\pm 5.3$ ) percent were institutionalized, and 0 ( $\pm 2.4$ ) percent lived in noninstitutional group quarters.

Among persons 65 years and over, 7 ( $\pm 4.0$ ) percent of males and 29 ( $\pm 7.2$ ) percent of females lived alone.

## Family Type by Presence of Own Children

Changes in family type and the presence of own children are important measurements of the trends in family life. The data are used for studying child welfare, allocating funds for supplemental food programs, and providing services to low-income families with children.

UNWA-CROWN HILL SUBAREA had 1,004 ( $\pm 107.4$ ) family households of which 46 ( $\pm 6.9$ ) percent were maintained by a married couple and 50 ( $\pm 7.0$ ) percent by a female householder with no husband present. Among 423 ( $\pm 86.7$ ) families in the UDA, with own children under 18 years, 66 ( $\pm 10.2$ ) percent were maintained by a female householder with no husband present.

## Marital Status

Marital status is a variable that influences family life and its changing patterns.

Among persons 15 years and over in UNWA-CROWN HILL SUBAREA, 29 ( $\pm 4.4$ ) percent of 1,729 ( $\pm 135.1$ ) men and 24 ( $\pm 3.7$ ) percent of 2,223 ( $\pm 140.6$ ) women were married (excluding separated) at the time of the census. Comparable percentages for INDIANAPOLIS-MARION COUNTY were 56 ( $\pm 4$ ) percent for married men and 47 ( $\pm 3$ ) percent for married women.

Of the 964 ( $\pm 112.5$ ) males 15 years of age and over in the UDA who had ever been married, 39 ( $\pm 6.4$ ) percent were either currently separated or divorced compared to 17 ( $\pm 3$ ) percent in INDIANAPOLIS-MARION COUNTY. Of the 1,381 ( $\pm 127.2$ ) females 15 years of age and over in the UDA who had ever been married, 27 ( $\pm 4.8$ ) percent were either separated or divorced compared to 21 ( $\pm 3$ ) percent in INDIANAPOLIS-MARION COUNTY.

## SOCIAL CHARACTERISTICS: 1990 (TABLE 2)

### Place of Birth

Data on place of birth are useful for studying migration patterns and for evaluating and designing affirmative action and other programs to assist persons born abroad.

The percent of native persons in UNWA-CROWN HILL SUBAREA born in the State of residence was 65 ( $\pm 5.9$ ), compared to 35 ( $\pm 5.9$ ) percent born in a different State, and 0 ( $\pm 1.5$ ) percent born abroad. Of all persons in the UDA 4 ( $\pm 2.4$ ) percent were foreign born. (The foreign born are first generation immigrants. Persons born in Puerto Rico, the Virgin Islands of the United States, or the Pacific Outlying Areas of the United States are not foreign born.)

### Language Spoken at Home and Ability to Speak English

Language spoken at home and ability to speak English are important indicators of the need for bilingual education programs and the enforcement of bilingual election

requirements of the Voting Rights Act. They also are important for delivering products and services to non-English speaking persons.

Of the 4,550 ( $\pm 107.2$ ) persons 5 years of age and over in UNWA-CROWN HILL SUBAREA, 322 ( $\pm 108.4$ ), or 7 ( $\pm 2.4$ ) percent, reported speaking a language other than English at home. Of those, 57 ( $\pm 17.3$ ) percent reported that they did not speak English "very well" and 31 ( $\pm 16.1$ ) percent were linguistically isolated. (Refer to the text that is part of your product package for an explanation of linguistic isolation.) Among the persons in this age group who spoke a language other than English at home, 32 ( $\pm 16.3$ ) percent reported that they spoke Spanish and 26 ( $\pm 15.3$ ) percent reported that they spoke an Asian or Pacific Islander language.

Of the persons 5 years and over who spoke a language other than English, the proportion who did not speak English "very well" by age group was:

- 40 ( $\pm 43.3$ ) percent of persons 5 to 17 years
- 63 ( $\pm 18.7$ ) percent of persons 18 to 64 years
- 0 ( $\pm 3.9$ ) percent of persons 65 years and over

## School Enrollment and Type of School

Data on school enrollment are used for allocating funds for education, locating schools and child care services, and developing vocational and job training programs to meet the needs of selected segments of the population.

In UNWA-CROWN HILL SUBAREA, 1,202 ( $\pm 188.1$ ) persons 3 years and over were enrolled in school. They included 44 ( $\pm 41.3$ ) in preprimary school, 714 ( $\pm 154.3$ ) in elementary or high school, and 444 ( $\pm 125.6$ ) in college. Of the students in elementary or high school, 5 ( $\pm 5.1$ ) percent were enrolled in private schools. The 444 ( $\pm 125.6$ ) persons enrolled in colleges included only those students living in the UDA while attending school. (These enrollment figures do not include students who attended schools in the UDA but lived elsewhere, or those students whose parental homes were in the UDA but lived elsewhere while attending college.)

## Educational Attainment

The educational attainment of the population is an indicator of the quality of the labor market in the UDA and is usually positively correlated with income levels and earnings potential. Data on educational attainment are useful for developing products and services to meet the needs of the UDA.

Among persons 16 to 19 years of age in UNWA-CROWN HILL SUBAREA, 18 ( $\pm 11.1$ ) percent were dropouts; that is, they were not enrolled in school and were not high school graduates (refer to Table 4, Labor Force Characteristics).

Of persons 25 years of age and over in the UDA, 44 ( $\pm 4.2$ ) percent had not graduated from high school, and 8 ( $\pm 2.3$ ) percent had a bachelor's degree or higher. Among persons 25 years and over, 12 ( $\pm 2.7$ ) percent held a degree beyond high school. For 4 ( $\pm 1.7$ ) percent, an associate's was the highest earned degree; for 5 ( $\pm 1.8$ ) percent it was a bachelor's degree; and for 2 ( $\pm 1.2$ ) percent it was a graduate or professional degree.

### Fertility

The number of children ever born per 1,000 women is an important measure for studying population growth and making population projections. The fertility level needed for replacement of the population is about 2,100 births per 1,000 women by the end of their childbearing years.

The number of children ever born per 1,000 women was:

- 738 ( $\pm 239.6$ ) for women 15 to 24 years
- 1,123 ( $\pm 324.4$ ) for women 25 to 34 years
- 2,079 ( $\pm 859.5$ ) for women 35 to 44 years

### Residence in 1985

Data on residence in 1985 can be used for analysis of migration patterns between counties, States, and regions of the country and from areas outside the United States.

A total of 4,550 ( $\pm 132.4$ ) persons 5 years and over were living in UNWA-CROWN HILL SUBAREA in 1990. Of those, 44 ( $\pm 5.7$ ) percent lived in a different house in the United States 5 years earlier. Among those who lived in a different house, 78 ( $\pm 7.2$ ) percent lived in the same county; 7 ( $\pm 4.4$ ) percent lived in the same State, but a different county; and 15 ( $\pm 6.2$ ) percent lived in a different State. Data on region of previous residence and residence abroad in 1985 are found in table 2.

### Means of Transportation to Work and Travel Time to Work

Data on means of transportation to work can be used by local, county, and State governments for road, highway, and public transportation planning.

Of the workers residing in UNWA-CROWN HILL SUBAREA, 44 ( $\pm 6.0$ ) percent drove alone to work, 21 ( $\pm 4.9$ ) percent rode to work in carpools, and 26 ( $\pm 5.3$ ) percent used some form of public transportation.

The mean (average) travel time to work for the UDA was 20.8 ( $\pm 4.3$ ) minutes, compared to 20.8 ( $\pm 2.5$ ) minutes for INDIANAPOLIS-MARION COUNTY.

### Veteran Status

Data on veteran status are used to develop and implement programs to meet the needs of veterans of all ages for services such as job training and health care.

In UNWA-CROWN HILL SUBAREA, 506 ( $\pm 109.6$ ) civilians 16 years and over were veterans. Of these, 31 ( $\pm 10.6$ ) percent were 65 years and over.

### Disability

Data on disability are useful for designing services to meet the needs of individuals with a work disability or with mobility or self-care limitations.

In UNWA-CROWN HILL SUBAREA, among civilian noninstitutionalized persons 16 to 64 years of age, 12 ( $\pm 2.6$ ) percent had a condition which limited their mobility or their ability to care for themselves; 15 ( $\pm 2.9$ ) percent had a work disability; and 8 ( $\pm 2.2$ ) percent had a disability so severe that it prevented them from working.

Among civilian noninstitutionalized persons 65 years and over, 29 ( $\pm 7.1$ ) percent had a condition which limited their mobility or their ability to care for themselves.

### RACE, HISPANIC ORIGIN, AND ANCESTRY: 1990 (TABLE 3)

#### Race and Hispanic Origin

Data on race and Hispanic origin are important for a wide range of purposes such as establishing and evaluating guidelines for Federal affirmative action programs, assisting minority businesses, planning education, and guaranteeing the civil rights of the population.

UNWA-CROWN HILL SUBAREA had 6 ( $\pm 1.5$ ) percent Whites; 92 ( $\pm 1.7$ ) percent Blacks; 0 ( $\pm .8$ ) percent American Indians, Eskimos, or Aleuts; and 2 ( $\pm .9$ ) percent Asians or Pacific Islanders. Persons of Hispanic origin (who may be of any race) were 1 ( $\pm .8$ ) percent of the total population.

Table 3 has more detailed data on the number of American Indians, Eskimos, or Aleuts, specific Asian or Pacific Islander groups, and Hispanics by specific origin.

#### Ancestry

Used in conjunction with data on race, Hispanic origin, and language spoken at home, the ancestry reported by individuals gives an indication of the ethnic diversity of the population in the UDA.

Ancestry can reflect several generations of ethnic or national origin. In the 1990 census, 82 ( $\pm 2.4$ ) percent of persons in UNWA-CROWN HILL SUBAREA specified a single ancestry, 3 ( $\pm 1.1$ ) percent specified multiple ancestry, and 15 ( $\pm 2.3$ ) percent did not report ancestry.

Table 3 shows the number of persons who reported their ancestry by specific ancestral groups.

### LABOR FORCE CHARACTERISTICS: 1990 (TABLE 4)

#### Labor Force Status

Labor force status indicates the working-age population considered to be economically active, and of those, the proportions employed and unemployed. Data on

labor force status are used to measure labor supply and employment levels. They can be used for a variety of purposes, such as attracting industries to the area and establishing employment training programs.

Information on the economic situation of persons in the UDA begins in table 4. In UNWA-CROWN HILL SUBAREA, 58 ( $\pm 3.5$ ) percent of all working-age persons (16 years and over), and 54 ( $\pm 4.7$ ) percent of all working-age females were in the labor force. Of persons in the civilian labor force, 13 ( $\pm 3.1$ ) percent were unemployed. Of the persons 16 to 19 years and not enrolled in school, 64 ( $\pm 20.6$ ) percent were unemployed or not in the labor force; among such persons who did not graduate from high school, 82 ( $\pm 24.2$ ) percent were unemployed or not in the labor force.

Of the 82 ( $\pm 39.6$ ) own children under 6 years living with two parents in families and subfamilies, 65 ( $\pm 23.2$ ) percent had both parents in the labor force; of the 285 ( $\pm 72.3$ ) living with one parent, 61 ( $\pm 12.8$ ) percent had the parent in the labor force.

Of the 107 ( $\pm 45.2$ ) own children 6 to 17 years of age in the UDA living with two parents in families and subfamilies, 57 ( $\pm 21.1$ ) percent had both parents in the labor force; of the 481 ( $\pm 91.9$ ) living with one parent, 77 ( $\pm 8.5$ ) percent had the parent in the labor force.

## Class of Worker

Class of worker categorizes persons according to the type of ownership of the employing organization. It is the principal indicator of the relative importance of employment in the private and public sectors in the UDA.

Of the 1,971 ( $\pm 176.3$ ) persons employed in UNWA-CROWN HILL SUBAREA, 77 ( $\pm 4.9$ ) percent worked for wages or salary for a private company, business, or individual. Another 21 ( $\pm 4.7$ ) percent held Federal, State, and local government jobs. Self-employed persons represented 2 ( $\pm 1.6$ ) percent of all employed persons.

## Occupation

Occupation describes the kind of work the person does on the job. In conjunction with data on class of worker and industry, it describes the economic base of the UDA. These data can be used to study labor supply and demand, to promote business, to allocate funds for work-related training programs, to determine eligibility for local public works projects, and for many other purposes.

UNWA-CROWN HILL SUBAREA residents were employed in a variety of occupations in 1990. The percent distribution of persons in the six summary occupation groups listed in table 4 is:

- 11 ( $\pm 3.1$ ) percent managerial and professional specialty occupations
- 35 ( $\pm 4.7$ ) percent technical, sales, and administrative support occupations

- 34 ( $\pm 4.7$ ) percent service occupations
- 0 ( $\pm 1.6$ ) percent farming, forestry, and fishing occupations
- 6 ( $\pm 2.4$ ) percent precision production, craft, and repair occupations
- 13 ( $\pm 3.3$ ) percent operators, fabricators, and laborers

## Industry

The industry classification of a person's job describes the main activity of the employer. Consult table 4 for the industries in which residents of this UDA were employed.

## Work Status in 1989

Work status in 1989 refers to the usual hours and weeks worked by individuals 16 years and over who worked for 1 or more weeks in 1989. Data on work status provide an indicator of the economic utilization of human resources in the UDA.

Of persons 16 years of age and over in UNWA-CROWN HILL SUBAREA, 59 ( $\pm 3.5$ ) percent worked in 1989. Among those who worked, 42 ( $\pm 4.6$ ) percent usually worked 35 or more hours per week for at least 50 weeks. Table 4 also contains data for the UDA and INDIANAPOLIS-MARION COUNTY on work status by other categories of usual hours worked and number of workers in families.

## INCOME AND POVERTY STATUS IN 1989: 1990 (TABLE 5)

### Income in 1989

Perhaps the main indicators of a population's economic well-being are income measures. They are used by Federal, State, and local governments to allocate funds for social and other programs. They also are used by the private sector to market goods and services.

The median income in 1989 of households in UNWA-CROWN HILL SUBAREA was \$12,094 (\$10,759-\$13,555). (Half of the households had incomes below and half had incomes above this figure.) Households with incomes less than \$15,000 were 60 ( $\pm 4.8$ ) percent of all households in the UDA, while households with incomes of \$50,000 or more constituted 2 ( $\pm 1.4$ ) percent of the households; the remaining 38 ( $\pm 4.7$ ) percent of the households had incomes between \$15,000 and \$49,999.

The median income in 1989 for families in the UDA was \$18,762 (\$16,839-\$22,217). For nonfamily households in the UDA, the median income in 1989 was \$7,265 (\$7,350-\$9,242). On a per capita basis, every man, woman, and child in the UDA had an average income of \$6,797 ( $\pm$ \$1,629) in 1989.

## Poverty Status in 1989

The poverty status of individuals and families is important for locating persons in need of public and private assistance.

The poverty definition used here is that adopted for official government use and consists of a set of money income thresholds that vary by family size and composition. Families or individuals with income below their appropriate threshold are classified as poor. The average poverty threshold for a four-person family was \$12,674 in 1989. Average poverty thresholds in 1989 varied from \$6,310 for a person living alone to \$25,480 for a family of nine or more members.

In UNWA-CROWN HILL SUBAREA, 22 ( $\pm 5.8$ ) percent of the families had income in 1989 below the poverty level. Of the 223 ( $\pm 64.4$ ) families below the poverty level in the UDA, 76 ( $\pm 12.6$ ) percent had a female householder with no husband present.

In 1989, 1,369 ( $\pm 184.6$ ) persons were below the poverty level in the UDA or 28 ( $\pm 3.8$ ) percent of all persons in the UDA for whom poverty status was determined. Of the total number of persons for whom poverty status was determined in the UDA, 16 ( $\pm 3.1$ ) percent were below 50 percent of the poverty level, and 42 ( $\pm 4.2$ ) percent were below 125 percent of the poverty level.

Among the major concerns in many areas are the economic situations of children and the older population. In 1989, 409 ( $\pm 113.9$ ) persons under 18 years were below the poverty level, or 38 ( $\pm 8.7$ ) percent of all persons under 18 in the UDA. In 1989, 191 ( $\pm 79.7$ ) persons 65 years and over were below the poverty level, or 24 ( $\pm 8.9$ ) percent of all elderly persons in the UDA.

## TENURE, VACANCY STATUS, AND PHYSICAL CHARACTERISTICS OF HOUSING UNITS: 1990 (TABLE 6)

On April 1, 1990, 2,446 ( $\pm 26.3$ ) housing units were in UNWA-CROWN HILL SUBAREA. They comprised 1 ( $\pm 0$ ) percent of the 349,403 ( $\pm 26.3$ ) housing units in INDIANAPOLIS-MARION COUNTY.

### Tenure by Race and Hispanic Origin of Householder

Tenure refers to the terms under which housing units are held by the occupants. Data on tenure are basic to most housing analysis. They provide a measure of the extent to which home ownership is achieved. They also can be used for determining fair market rents and housing values, home mortgage loans and insurance, supplemental rental assistance, and other assistance to construct, repair, or purchase dwelling units.

Of the 2,170 ( $\pm 74.8$ ) occupied housing units in UNWA-CROWN HILL SUBAREA, 30 ( $\pm 4.7$ ) percent were owner-occupied and 70 ( $\pm 4.7$ ) percent were renter-occupied. Of the 319,471 ( $\pm 791.1$ ) occupied housing units in INDIANAPOLIS-MARION COUNTY, 57 ( $\pm 4$ ) percent were owner-occupied and 43 ( $\pm 4$ ) percent were renter-occupied.

The percentages of owner-occupied housing units by race of the householder in UNWA-CROWN HILL SUBAREA were:

- 2 ( $\pm 2.6$ ) percent for White
- 97 ( $\pm 3.2$ ) percent for Black
- 1 ( $\pm 2.4$ ) percent for American Indian, Eskimo, or Aleut
- 0 ( $\pm 2.4$ ) percent for Asian or Pacific Islander
- 0 ( $\pm 2.4$ ) percent for other races
- 0 ( $\pm 2.4$ ) percent for those of Hispanic origin (of any race)

Comparable percentages of owner-occupied housing units by race in INDIANAPOLIS-MARION COUNTY were:

- 85 ( $\pm 4$ ) percent for White
- 14 ( $\pm 4$ ) percent for Black
- 0 ( $\pm 2$ ) percent for American Indian, Eskimo, or Aleut
- 1 ( $\pm 2$ ) percent for Asian or Pacific Islander
- 0 ( $\pm 2$ ) percent for other races
- 1 ( $\pm 2$ ) percent for those of Hispanic origin (of any race)

### Vacancy Status

Vacancy status is one indicator of the availability of local housing units. Areas that have large numbers of seasonal or recreational housing units are likely to have higher vacancy rates in the census than areas that do not.

UNWA-CROWN HILL SUBAREA had 276 ( $\pm 69.1$ ) vacant housing units: 7 ( $\pm 6.8$ ) percent were for sale only; 49 ( $\pm 13.3$ ) percent were for rent; and 3 ( $\pm 4.5$ ) percent were for seasonal, recreational, or occasional use.

### Units in Structure

The number of housing units in the structure gives an idea of the types of communities in which the population lives. General socioeconomic conditions and population density may be correlated with the number of units in the structure.

Of the 2,446 ( $\pm 26.3$ ) housing units in UNWA-CROWN HILL SUBAREA, 33 ( $\pm 4.2$ ) percent were single detached units and 13 ( $\pm 3.0$ ) percent were single attached units. The percentages of total housing units in structures with



more than 1 unit were: 11 ( $\pm 2.8$ ) percent in structures with 2 to 4 units, 2 ( $\pm 1.2$ ) percent in structures with 5 to 9 units, 26 ( $\pm 3.9$ ) percent in structures with 10 to 49 units, and 12 ( $\pm 2.9$ ) percent in structures with 50 or more units. Mobile homes and trailers made up 0 ( $\pm 1.2$ ) percent of the total number of housing units in the UDA.

### Bedrooms and Rooms

The number of bedrooms and the number of rooms per housing unit are the best indicators produced by the census of the size of the housing units in the area.

Of the owner-occupied housing units in UNWA-CROWN HILL SUBAREA, 58 ( $\pm 8.6$ ) percent had three or more bedrooms. Of the renter-occupied housing units, 36 ( $\pm 5.4$ ) percent had two or more bedrooms.

Of the total number of housing units, 54 ( $\pm 4.4$ ) percent had four rooms or fewer, and 46 ( $\pm 4.4$ ) percent had five or more rooms. The median number of rooms per housing unit was 4.2 (4.0-5.0).

### Year Structure Built

Data on the year the structures in the UDA were built are useful for determining the age of the housing stock and identifying areas with new construction. The data also can be used to identify housing units targeted for rehabilitation or demolition and to allocate funds for housing assistance.

Of the housing units in UNWA-CROWN HILL SUBAREA, 4 ( $\pm 1.7$ ) percent were built in 1985 or later, while 50 ( $\pm 4.5$ ) percent were built before 1940. The median year the structures were built in the UDA was 1940- (1939-1942), compared to 1962 (1961-1963) in INDIANAPOLIS-MARION COUNTY.

## EQUIPMENT AND FUELS: 1990 (TABLE 7)

### Plumbing Facilities, Source of Water, and Sewage Disposal

Data on plumbing facilities, source of water, and sewage disposal are useful for planning water and waste disposal facilities, identifying areas for housing rehabilitation, and determining the well-being of occupants of the housing units in the UDA.

Of the 2,446 ( $\pm 26.3$ ) housing units in UNWA-CROWN HILL SUBAREA, 100 ( $\pm 1.3$ ) percent had complete plumbing facilities compared to 100 ( $\pm 2$ ) percent in INDIANAPOLIS-MARION COUNTY. The source of water for 99 ( $\pm 1.3$ ) percent of the housing units in the UDA was a public system or private company compared to 91 ( $\pm 2$ ) in INDIANAPOLIS-MARION COUNTY. Public sewers were used by 100 ( $\pm 1.1$ ) percent of the housing units in the UDA for sewage disposal compared to 90 ( $\pm 2$ ) percent in INDIANAPOLIS-MARION COUNTY.

### House Heating Fuel

The data on house heating fuel refer to the type of fuel used most to heat the house or apartment. These data are useful for allocating home energy assistance, for planning future energy supply, and for studying home energy consumption.

Utility gas was used for house heating by 79 ( $\pm 4.2$ ) percent and electricity by 14 ( $\pm 3.6$ ) percent of all occupied housing units in UNWA-CROWN HILL SUBAREA.

### Kitchen Facilities and Telephones

Data on the existence of complete kitchen facilities and telephones in the housing units give an indication of the amenities in the units and the well-being of the occupants in the units.

In UNWA-CROWN HILL SUBAREA, 99 ( $\pm 1.2$ ) percent of all housing units had complete kitchen facilities and 87 ( $\pm 3.2$ ) percent of all occupied housing units had telephones.

### Vehicles

The number of vehicles available for use by household members is useful for local transportation planning, for monitoring emission standards, and for a variety of other purposes including meeting future fuel requirements.

At least one vehicle was available for use in 80 ( $\pm 6.9$ ) percent of the owner-occupied housing units and 43 ( $\pm 5.6$ ) percent of the renter-occupied housing units in UNWA-CROWN HILL SUBAREA.

### Householders 65 Years and Over

Among housing units in UNWA-CROWN HILL SUBAREA occupied by householders 65 years and over, 1 ( $\pm 2.2$ ) percent lacked complete plumbing facilities, 5 ( $\pm 3.8$ ) percent lacked telephones, and 51 ( $\pm 8.6$ ) percent lacked vehicles.

## OCCUPANCY, UTILIZATION, AND FINANCIAL CHARACTERISTICS: 1990 (TABLE 8)

### Persons in Unit

The number of persons per housing unit used in conjunction with other variables, such as: the number of persons per room, the number of rooms, and the number of bedrooms, gives an indication of the living conditions of the population in the UDA.

In UNWA-CROWN HILL SUBAREA, 33 ( $\pm 8.8$ ) percent of owner-occupied housing units were inhabited by one person and 9 ( $\pm 5.4$ ) percent by five or more

persons. In renter-occupied housing units, 57 ( $\pm 6.1$ ) percent of the units were inhabited by one person and 9 ( $\pm 3.5$ ) percent by five or more persons.

### Persons per Room

The number of persons per room is an indicator of how crowded the housing units are. Crowded housing is usually defined as having more than one person per room.

The percentage of housing units with more than one person per room was 4 ( $\pm 3.4$ ) for owner-occupied housing units and 7 ( $\pm 2.9$ ) for renter-occupied units in UNWA-CROWN HILL SUBAREA. Comparable statistics for INDIANAPOLIS-MARION COUNTY were 1 ( $\pm 2$ ) percent for owner-occupied units and 4 ( $\pm 2$ ) percent for renter-occupied units.

### Year Householder Moved Into Unit

The year the householder moved into the unit is important because it is a measure of housing turnover and mobility in the area.

In UNWA-CROWN HILL SUBAREA, 87 ( $\pm 5.8$ ) percent of householders in owner-occupied housing units and 10 ( $\pm 3.4$ ) percent in renter-occupied housing units had lived in their housing units 10 or more years. Of the occupied housing units, 3 ( $\pm 3.0$ ) percent of the owners and 50 ( $\pm 5.7$ ) percent of the renters moved into their units in the 15 months preceding the census.

### Age of Householder

Age of householder is a strong correlate with the ability of households to buy a house. Generally, we expect the ability to afford a median-priced house to increase as age increases.

In UNWA-CROWN HILL SUBAREA, 1 ( $\pm 2.2$ ) percent of the owner-occupied housing units were occupied by householders 15 to 24 years of age, 22 ( $\pm 7.2$ ) percent were occupied by householders 55 to 64 years of age, and 55 ( $\pm 8.6$ ) percent were occupied by householders 65 years of age and over. Of the renter-occupied housing units, 14 ( $\pm 3.9$ ) percent were occupied by householders 15 to 24 years of age, 12 ( $\pm 3.7$ ) percent were occupied by householders 55 to 64 years of age, and 19 ( $\pm 4.4$ ) percent were occupied by householders 65 years of age and over.

### Mean Household Income in 1989

The mean household income in 1989 in UNWA-CROWN HILL SUBAREA was \$20,353 ( $\pm \$4,189$ ) for owner-occupied units and \$12,716 ( $\pm \$1,618$ ) for renter-occupied units. The comparable income in INDIANAPOLIS-MARION COUNTY was \$44,663 ( $\pm \$301$ ) for owner-occupied units and \$23,913 ( $\pm \$221$ ) for renter-occupied units.

## Value and Gross Rent

The median and mean value of specified owner-occupied housing units can be used to determine the fair market value of housing units in the UDA. The number of housing units valued at selected levels gives an indication of the relative value of the housing stock in the UDA compared to other areas. Similarly, the median and mean gross rent for specified renter-occupied housing units, and the number of units per level of rent, are useful for determining the fair market rent of housing units in the UDA. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuel and water).

These data can be used by real estate, mortgage, and insurance businesses to analyze the housing market. The public sector can use the data for many purposes, such as allocating housing assistance and determining if conversion of rental units to nonrental units (condominiums, cooperatives, etc.) would have an adverse effect on housing availability for low-income and elderly tenants.

Financial data for UNWA-CROWN HILL SUBAREA show that the median value of specified owner-occupied homes (that is, one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$34,000 (\$29,186-\$37,007) as compared to \$60,600 (\$60,172-\$61,115) for INDIANAPOLIS-MARION COUNTY. Of the specified owner-occupied housing units, 92 ( $\pm 5.1$ ) percent were valued at less than \$60,000, 8 ( $\pm 5.1$ ) percent from \$60,000 to \$99,999, and 0 ( $\pm 2.2$ ) percent at \$100,000 or more. Comparable statistics for INDIANAPOLIS-MARION COUNTY were: 49 ( $\pm 5$ ) percent valued at less than \$60,000, 35 ( $\pm 5$ ) percent from \$60,000 to \$99,999, and 16 ( $\pm 4$ ) percent at \$100,000 or more.

The median gross rent paid for specified renter-occupied housing units in the UDA was \$301 (\$282-\$320) as compared to \$412 (\$410-\$415) for INDIANAPOLIS-MARION COUNTY. The gross rent for renter-occupied housing units in the UDA was less than \$300 for 49 ( $\pm 5.7$ ) percent of the units, \$300 to \$599 for 48 ( $\pm 5.7$ ) percent of the units, \$600 to \$999 for 1 ( $\pm 1.6$ ) percent of the units, and \$1,000 or more for 0 ( $\pm 1.6$ ) percent of the units.

## HOMEOWNER AND RENTAL FINANCIAL CHARACTERISTICS: 1990 (TABLE 9)

### Mortgage Status and Selected Monthly Owner Costs

Selected monthly owner costs include utilities and fuels, real estate taxes, insurance, mortgage payments (for units with a mortgage), and insurance. Data on the mean and median costs and the number of housing units per level of cost are useful for measuring the relative cost of owning a housing unit in the UDA compared to other areas.

In UNWA-CROWN HILL SUBAREA, 49 ( $\pm 8.7$ ) percent of the specified owner-occupied housing units were mortgaged and 51 ( $\pm 8.7$ ) percent were not mortgaged. The median selected monthly owner housing cost for the units with a mortgage was \$381 (\$336-\$495), and \$197 (\$167-\$225) for units not mortgaged. (Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.)

#### **Household Income in 1989 by Selected Monthly Owner Costs as a Percentage of Household Income in 1989**

The measure of costs as a percentage of household income by selected levels of income is useful to determine the percentage of income required to own a housing unit for low-, medium-, and high-income households (that is, a measure of affordability). These data can be used to set rates of mortgage assistance and to develop housing assistance programs for low- and medium-income households.

In 1989, the median monthly owner cost as a percentage of household income for specified owner-occupied housing units with incomes less than \$20,000 was 28.9 (23.2-41.2) percent in UNWA-CROWN HILL SUBAREA. For households with incomes of \$50,000 or more, the median monthly owner cost was 10.0 (2.3-16.7) percent of household income.

#### **Household Income in 1989 by Gross Rent as a Percentage of Household Income in 1989**

The measure of gross rent as a percentage of household income by selected levels of income is useful to

determine the percentage of income required to rent a housing unit for low-, medium-, and high-income households (that is, a measure of affordability). These data can be used to set rates of rental assistance and to develop rental assistance programs for low- and medium-income households.

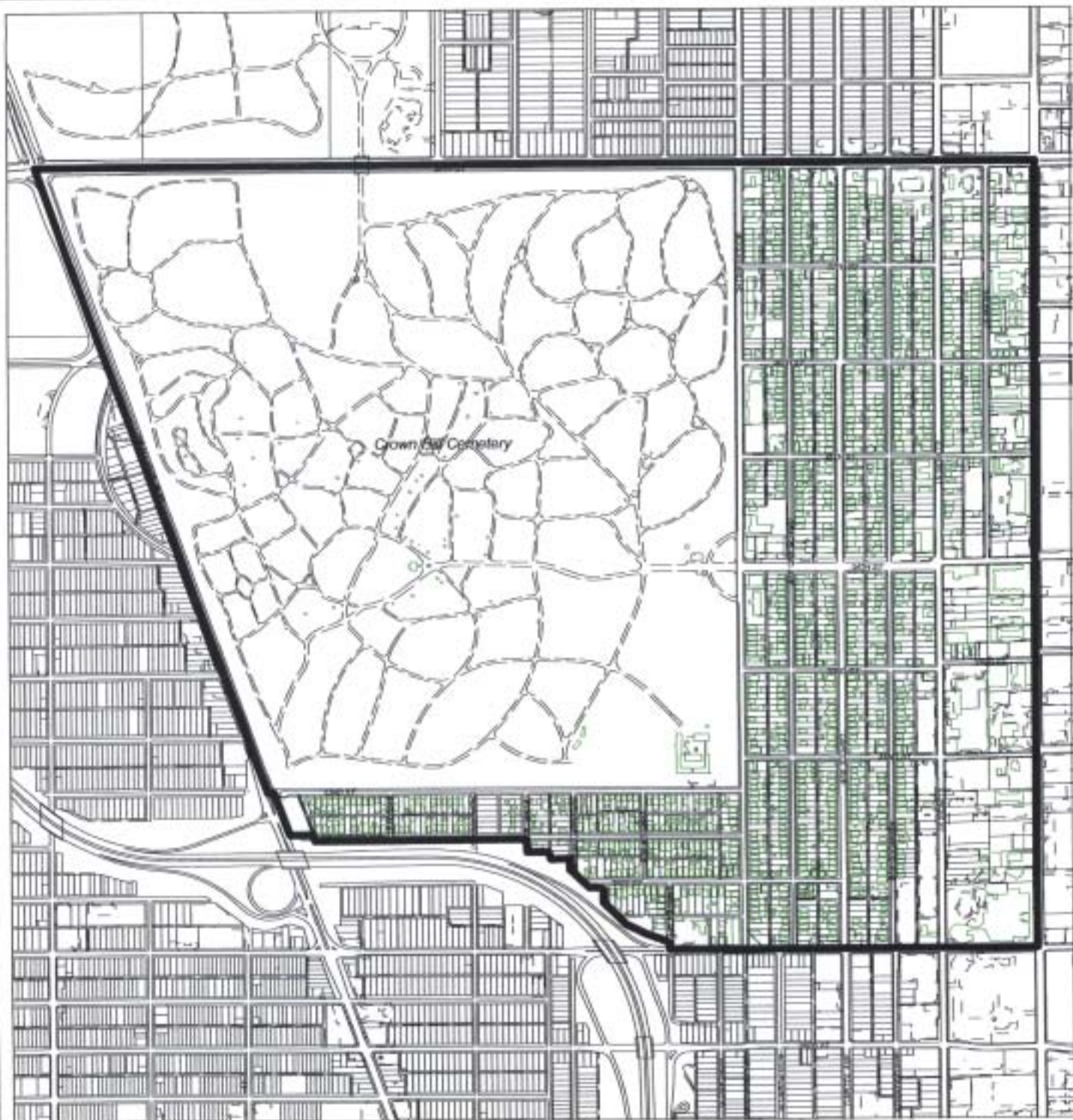
In 1989, the median gross rent as a percentage of household income for specified renter-occupied housing units in UNWA-CROWN HILL SUBAREA (except one-family houses on 10 or more acres) with income less than \$10,000 was 35.0+ (49.5-63.9) percent. For households with income of \$35,000 or more, the median gross rent as a percentage of household income was 10.0 (4.1-14.9).

#### **SELECTED CHARACTERISTICS OF PERSONS AND HOUSING UNITS (TABLES 10 AND 11)**

Table 10 has the following selected characteristics of persons by race and Hispanic origin: age by sex, family type by presence of own children, school enrollment and type of school attended, educational attainment, labor force status, and income and poverty status in 1989.

Table 11 has the following selected housing characteristics by race and Hispanic origin: tenure, mortgage status and selected monthly owner costs, gross rent, occupied housing units lacking complete plumbing facilities, and occupied housing units with no vehicle available.

## **E. ACQUISITION AREA**



## CROWN HILL REDEVELOPMENT AREA

### MAP 7 - PROPOSED ACQUISITION AREA

#### ACQUISITION POLICY

PROPERTIES WILL BE EXEMPTED WHICH ARE:

1. RESIDENTIAL - OWNER OCCUPIED
2. IN EXCELLENT CONDITION
3. OCCUPIED BY OPERATING BUSINESSES
4. GOVERNMENT OWNED

 ACQUISITION AREA

E1



CITY OF INDIANAPOLIS  
DIVISION OF PLANNING  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
AUGUST 6, 2003



## **CROWN HILL REDEVELOPMENT AREA**

### **LIST OF PROPERTY OWNERS**

The information on the following pages was collected from the Center Township Assessor's files . The Assessor's file is updated annually and was last updated in March of 2002.

The Assessor's files were used to extract the following:

- Property Address
- Parcel Number
- Owner Name
- Owner Address
- Brief Legal Description
- Land Use
- Government Owned
- Land Value
- Improved Value
- Net Value
- Total Exempt
- Total Value

Occupancy was determined by running a program that compares the owner's address to the property address (See MAP 4). If the addresses are the same, occupancy is assigned as owner; if they are different, it is assigned as renter. Occupancy is assigned to STRUCTURES not to UNITS, therefore, the actual number of renters may be higher depending upon how many units are in a rental structure. In the case of contract home sales it is not unusual for the seller to hold the title (and pay the taxes) until the full purchase amount has been paid. In these cases the occupancy would be assigned as renter.

Each of the following pages contains approximately eight property listings. The listings are identified starting with "Record 1", continuing numerically, and ending with "Record 1405".

## **CROWN HILL REDEVELOPMENT AREA**

### **LAND USE AND BUILDING DATA**

#### **ASSESSOR'S DATA (MARCH 2002)**

The following table is based on Center Township Assessor's Office information for the Redevelopment Area through March 2002. More parcels are shown in this data than is shown on MAP 2 and MAP 3. The field survey work shows land the way it was developed and not always as it was platted.

Single family and duplex residences are the predominant housing types in the area. Fifteen percent of the residential parcels are vacant.

#### **RESIDENTIAL PARCELS:**

Type of Residential Structure	Number of Single Residential Parcels	Percent of Total	Number of Owner Occupied Parcels	Percent of Total
Single Family	717	63	446	85
Duplex	278	25	76	15
Triplex	12	1	1	Less than 1
Condominium	0	0	0	0
Other	2	Less than 1	1	Less than 1
Vacant Residential Land	123	11	0	0
TOTAL	1,132	100	524	100

## **CROWN HILL ACQUISITION AREA**

### **LIST OF PROPERTY OWNERS**

(The 160 pages listing property owners in the Crown Hill Redevelopment Area are not included in this copy of this report in order to conserve paper.)

Contact the City of Indianapolis, Department of Metropolitan Development for additional information.